034.0	0001	0016.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	470,400	/	470,400
USE VALUE:	470,400	/	470,400
ASSESSED:	470,400	/	470,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		MARRIGAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NADLER ROSLYN
Owner 2:	
Owner 3:	
Street 1:	4 MARRIGAN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LOUGHMAN ELIZABETH/JOAN C -
Owner 2:	LIFE ESTATE -
Street 1:	4 MARRIGAN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,610 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Aluminum Exterior and 892 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	10	37A
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3610.000	132,300		338,100	470,400
Total Card	0.083	132,300		338,100	470,400
Total Parcel	0.083	132,300		338,100	470,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 527.35 | /Parcel: 527.3

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
23325			12/13/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 034.0-0001-0016.0

!2771!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	132,500	0	3,610.	338,100	470,600	470,600	Year End Roll	12/18/2019
2019	101	FV	106,800	0	3,610.	306,400	413,200	413,200	Year End Roll	1/3/2019
2018	101	FV	106,800	0	3,610.	290,600	397,400	397,400	Year End Roll	12/20/2017
2017	101	FV	106,800	0	3,610.	253,600	360,400	360,400	Year End Roll	1/3/2017
2016	101	FV	106,800	0	3,610.	216,600	323,400	323,400	Year End	1/4/2016
2015	101	FV	83,300	0	3,610.	200,800	284,100	284,100	Year End Roll	12/11/2014
2014	101	FV	83,300	0	3,610.	166,400	249,700	249,700	Year End Roll	12/16/2013
2013	101	FV	83,300	0	3,610.	158,500	241,800	241,800		12/13/2012

PRINT

Date	Time
12/10/20	18:07:35

LAST REV

Date	Time
11/30/20	13:41:09

jorourke

TAX DISTRICT | PAT ACCT. 2771

USER DEFINED

Prior Id # 1:	23325
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOUGHMAN ELIZAB	51379-104		6/30/2008		279,000	No	No		
LOUGHMAN ELIZAB	45432-31		6/21/2005	Family	1	No	No		
	12071-442		9/8/1971		19,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/16/2014	1201	Wood Dec	12,368		9/16/2014			Add 12 x 16 free s
8/26/2013	1284	Manual	5,002	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2018	MEAS&NOTICE	CC	Chris C
5/5/2014	External Ins	PC	PHIL C
1/9/2014	Info Fm Prmt	EMK	Ellen K
2/3/2009	Meas/Inspect	189	PATRIOT
4/20/2001	Inspected	PM	Peter M
3/25/2000	Inspected	276	PATRIOT
2/18/2000	Measured	270	PATRIOT
8/11/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3610		Sq. Ft.	Site		0	64.	1.46	3									338,113						338,100	

Total AC/HA:	0.08287	Total SF/SM:	3610	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	338,113	Spl Credit		Total:	338,100

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

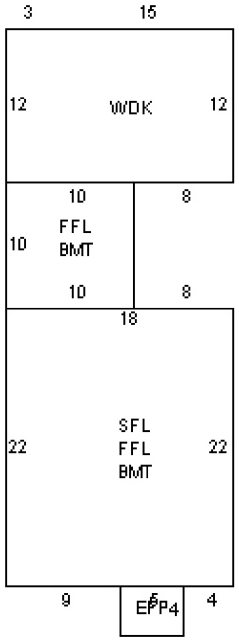
COMMON WALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB					

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.92399174
Adj $ / SQ:	124.739
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	191791
Depreciation:	59455
Depreciated Total:	132336

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	124.74
Special Features:	0	Val/Su Net:	81.47
Final Total:	132300	Val/Su SzAd	148.32

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	496	37.420	18,561
FFL	First Floor	496	124.740	61,870
SFL	Second Floor	396	124.740	49,397
WDK	Deck	216	9.820	2,121
EFP	Enclos Porch	20	67.080	1,342

Net Sketched Area:	1,624			Total:	133,291
Size Ad	892	Gross Are	1624	FinArea	892

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0001-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	7X8	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc